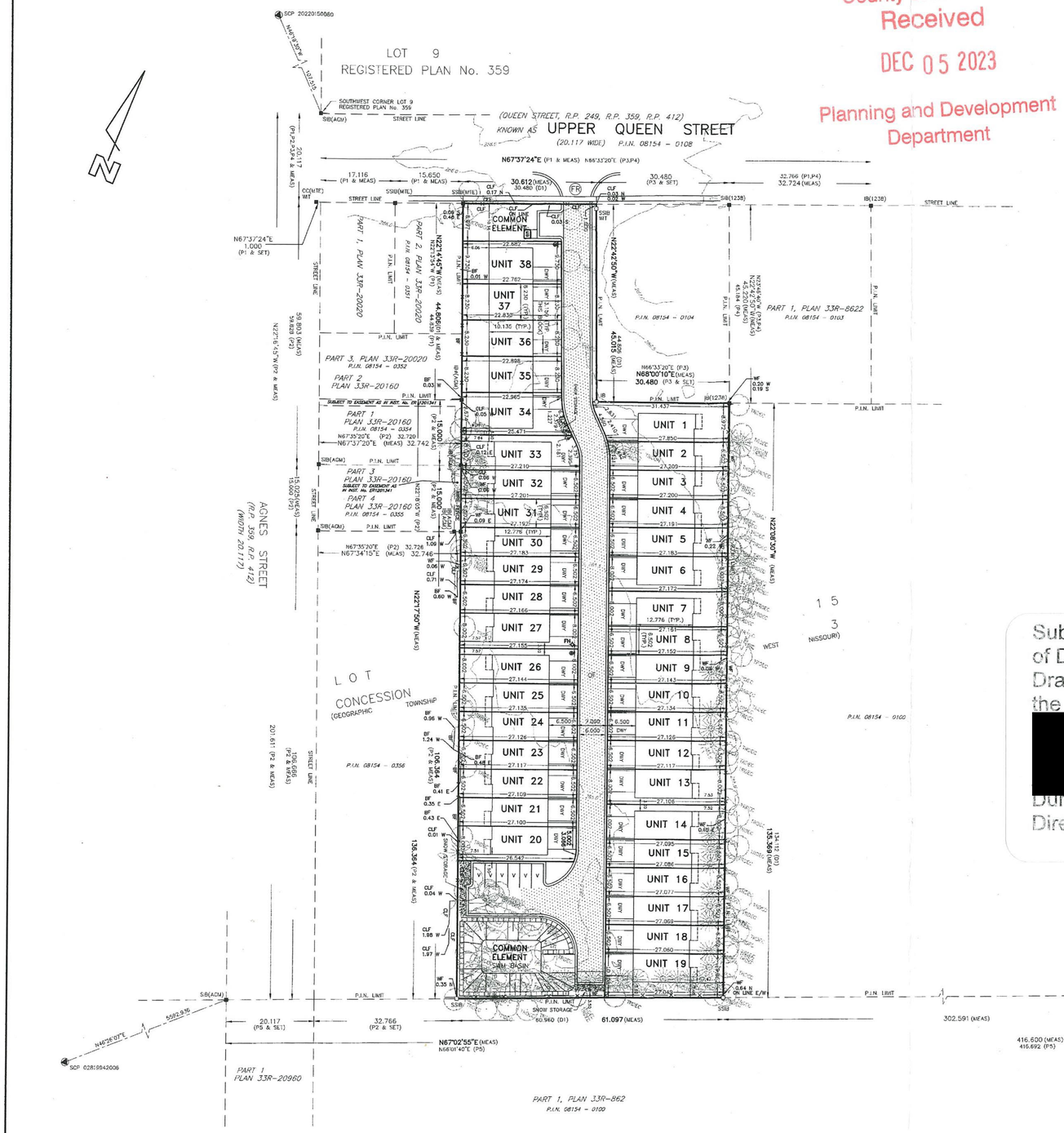
County of Middlesex
Received
DEC 05 2023
Planning and Development
Department



SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998, THIS _____ DAY OF _____, 20____

_____
SUBDIVISIONS AND SPECIAL PROJECTS APPROVAL AUTHORITY
MUNICIPALITY OF THAMES CENTRE

SITE DATA

PROPERTY AREA: 9,937.34 sq.m. (0.9937 ha.)(2.455 acres)
PROPOSED USE: TOWN HOUSE
ZONE: R3

DETAIL	REQUIRED	PROPOSED
LOT AREA (sq.m.) MIN	250 sq.m./UNIT	255.51sq.m/UNIT
LOT FRONTAGE (m)	30m MIN	30.61m
FRONT YARD DEPTH (m)	10m MIN	10.1m
EXTERIOR SIDE YARD WIDTH (m)	10m MIN	N/A
SIDE YARD WIDTH (m)	10m MIN	2.50m
REAR YARD DEPTH (m)	10m MIN	6.06m
LOT COVERAGE (%)	35% MAX	34.7%
LANDSCAPED OPEN SPACE (%)	30% MIN	37.1%
BUILDING HEIGHT (m)	15.0m MAX	13.0m (3 STOREY)
No. OF UNITS		38
No. OF PRIVATE PARKING SPACES		142
No. OF VISITOR PARKING SPACES		8

(FR) FIRE ROUTE SIGN

FIRE ROUTE SHOWN
6.0m WIDE WITH R= 12m C/L

ALL GARBAGE TO BE STORED IN GARAGES AND PUT AT CURB SIDE WHEN READY FOR PICK-UP

SNOW STORAGE SHALL BE MANAGED ON AND OFF SITE

Subject to the Conditions as set out in the Notice of Decision, dated April 23, 2024, this Draft Plan is approved pursuant to Section 51 of the Planning Act, RSO 1990.

[redacted]

Dirk Vanderwerff
Director of Planning and Development

BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS 02819942006 AND 20220150080 UTM ZONE 17, NAD83 (CSRS-2010.0)

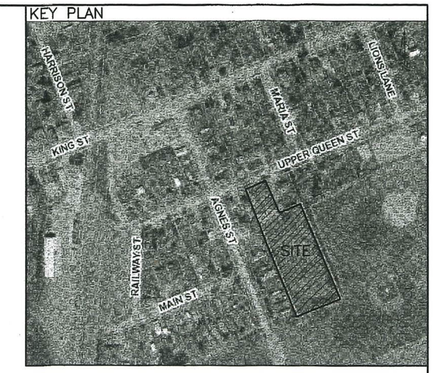
DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999569425

SPECIFIED CONTROL POINTS (SCP's) : UTM ZONE 17, NAD83 (CSRS-2010.0)
GRID COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
SCP 02819942006	4768211.505	484251.932
SCP 20220150080	4772334.604	488168.884

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

KEY PLAN



DRAFT PLAN OF VACANT LAND CONDOMINIUM

OF PART OF

LOT 15, CONCESSION 3

(GEOGRAPHIC TOWNSHIP OF WEST NISSOURI)

IN THE

MUNICIPALITY OF THAMES CENTRE

COUNTY OF MIDDLESEX

MTE | OLS LTD., ONTARIO LAND SURVEYORS

SCALE 1:500
0 2 4 6 8 10 20 30 METRES

METRIC:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

■ DENOTES MONUMENT FOUND
□ " MONUMENT SET
SIB " STANDARD IRON BAR
SSIB " SHORT STANDARD IRON BAR
IB " IRON BAR
IBø " ROUND IRON BAR
CC " CUT CROSS
WIT " WITNESS
MTE " MTE OLS LTD
AGM " ARCHIBALD, GRAY & McKAY, O.L.S.
1238 " C.M. FRASER, O.L.S.
SCP " SPECIFIED CONTROL POINT
P1 " PLAN 33R-20020
P2 " PLAN 33R-20160
P3 " PLAN OF SURVEY BY HOLSTEAD & REDMOND LIMITED DATED JULY 12, 1984 (FILE: 84-0510)
P4 " PLAN 33R-8622
P5 " PLAN 33R-862
D1 " INSTRUMENT No. 672279
BF " BOARD FENCE
CLF " CHAIN LINK FENCE
WF " WIRE FENCE
FH " FIRE HYDRANT
" DECIDUOUS TREE (CALIPER mm CANOPY mm RADIUS)
" CONIFEROUS TREE (CALIPER mm CANOPY mm RADIUS)

UNIT DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

[redacted]

OCTOBER 24, 2023
DATE

JEREMY C.E. MATTHEWS
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE THE SUBMISSION OF THIS PLAN IN DRAFT FORM.

1134594 ONTARIO INC.

Nov 3/23
DATE

[redacted]

RANDY MACKAY – PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

(A) AS SHOWN
(B) AS SHOWN
(C) AS SHOWN
(D) RESIDENTIAL SINGLE FAMILY CONDOMINIUM UNITS
(E) AS SHOWN
(F) AS SHOWN
(G) AS SHOWN
(H) MUNICIPAL WATER AVAILABLE
(I) SANDY LOAM
(J) AS SHOWN
(K) MUNICIPAL STORM & SANITARY SEWERS, HYDRO, GAS
(L) AS SHOWN

MTE
MTE ONTARIO LAND SURVEYORS LTD.
123 ST. GEORGE STREET
LONDON, ONTARIO, N6A 3A1
TEL: 519-204-6510

Surveyed By :	Checked By : JCEM	File No : 50693-101
Drawn By : MN/DL	Date : OCT 24 2023	Drawing : 50693-101-2.dwg